



Date: November 17, 2020

Revised January 27, 2021

7092 Domano Blvd Rezoning Application Rationale Letter

Dear Ms. Stanker,

Thank you for the opportunity to submit this rationale letter to accompany our enclosed Rezoning Application for the property located at 7092 Domano Blvd. Finger Prints Learning Centre Ltd. (Fingerprints) would like to expand our child care services to include an Infant Toddler Program that would utilize 81.2 m² of an existing building that is located at the above mentioned property. Unfortunately the current zone of the property does not permit Community Care Facility, Major as a permitted use so the purpose of this rezoning application is to allow for a Community Care Facility, Major to be a permitted use on this property in order to facilitate our proposed Infant Toddler Program.

In following letter we would like to provide you with some more information regarding Fingerprints as well as provide you with a planning rationale as to why we believe this land use is appropriate for this location.

BACKGROUND

Finger Prints Learning Centre Ltd. was incorporated in March 2014 by owner/operator Sonya Lally and has been an operating licensed child care facility at 2364 15th Avenue since May 2016.

We started our facility with 8 spaces for children aged 3 to 5 years however we quickly discovered that there was a high demand for child care spaces and during the Summer of 2017 our 15th Avenue property was rezoned to Community Care Facility, Major to create 8 more child care spaces, for a total of 16 spaces. During this rezoning subsequent upgrades to the property were conducted such as installing two drains, paving the driveway/parking area and internal and external renovations in order to meet City of Prince George Standards.

The demand for child care spaces was still very high so we took the time to reinvest our earnings back into renovations and began training early childhood educators and in the Fall of 2017 we were able to open up a total of 24 child care spaces which is the maximum capacity for a licensed group child care facility for children aged 3 to 5 years.

Our Mission

The mission of Fingerprints is to:

- 1) Support families in raising confident children with social-emotional skills by providing high-quality care and education for each child in an environment that is nurturing, exciting, and fun.
- 2) A vision of being trusted and respected by the Prince George community as a professional, high-quality child care Centre providing a unique blend of learning, exploration, and development for children under the age of 5.
- 3) Continuing to build a positive, collaborative, working culture for our Early Childhood Educators & Developmental Support Workers.

Need for Infant Toddler Program

The need for quality licensed child care spaces in BC is on the rise and this is no different for the City of Prince George. At this time, Prince George has 137 licensed child care programs, with the majority of them being home-based programs. Finding suitable child care services can be a struggle for any parent, however, it is an even greater challenge for those parents seeking care for children under 3 years (see attached letter from the Prince George Child Care Resource and Referral). Presently, there are approximately 65 child care spaces for infants and toddlers in Prince George, most of which are provided by non-profit or public sector organizations. Due to the educator to child ratio 12 children per classroom is the maximum capacity for an infant/toddler program. The above statistics clearly indicate that there is a large gap of this type of child care within our community and our intention with this rezoning application is to work towards reducing that gap.

INTRODUCTION OF PROPERTY

The property located at 7092 Domano Blvd is approximately 0.64 hectares (ha) in size. The property is currently designated as a Neighborhood Residential Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011* and is zoned C6: Highway Commercial in the *City of Prince George Zoning Bylaw No. 7850, 2007*. **This application propose to amend the C6 zone on the entire property to allow for a site specific text amendment in order to allow Community Care Facility, Major as a permitted use in order to facilitate a new Infant-Toddler Community Care Licensed Facility.**

The property provides an ideal location for an Infant Toddler Licensed Child Care Centre as it works to create an inclusive community as it integrates a community care us into an existing residential neighborhood. In addition as it is surrounded by existing schools, licensed child care facilities and parks. For example, Polaris Montessori Elementary School and College Heights Secondary School are located approximately ~250 m and ~40 m away respectively. Further, Kool Kats Licensed Daycare & College Heights Preschool are located a short ~200 m away.

PROPOSED INFANT TODDLER PROGRAM

The proposed Infant Toddler program would offer a total of 12 child care spaces that would utilize 81.2 m² of an existing building that is located on the property and would operate from 7:45 am - 4:45 pm

Monday to Friday. Registration for drop off and pick up for 12 families would be staggered and would occur between 7:45 am - 8:15am for drop off and 4:00 pm - 4:45 pm for pick up. This time would be in place to ensure that our pick up and drop off hours would be outside of the SD57 operating hours. These staggered hours would allow for consistent traffic flow and enough time for families to interact with the educators to communicate relevant information regarding the child before the arrival of the next family. In addition, our operating hours should not negatively impact the surrounding residential area as our child care facility would not operate on weekend or outside of regular daytime working hours.

Currently, the child care market in Prince George has a high demand for and low supply of infant and toddler child care spaces. Fingerprints is well-positioned for an expansion to create a child care learning environment for an infant/toddler program with 12 spaces which is the maximum capacity for this type of program. Our goal is to be the first Infant Toddler Centre located on the west side of the City to serve the parents of Prince George, particularly those who live the area.

CONCLUSION

We would like to rezone the entire property to allow for a site specific text amendment to the current C6: Highway Commercial zone in order to permit Community Care Facility, Major as a permitted use so that our desire to run an Infant Toddler Program in College Heights may come to fruition. As outlined within our letter, there is a very high demand for infant toddler child care spaces within our community and our proposal will help to fill this gap for not only parents that live in College Heights but for those who live in the greater Prince George area.

Thank you again for the opportunity to submit this letter. We look forward to your review of our rezoning application and please do not hesitate to contact the undersigned if you have any questions or require additional information.

Sincerely,

Sonya Lally
Owner/Operator Finger Prints Learning Centre Ltd.

The interior design and layout of the child care centre plays an integral role in the learning and developmental experiences of the children registered with Fingerprints. To get a sense of the attention to detail in the environmental esthetic, please see the photos below. The proposed new location will be renovated with a similar philosophy but in a manner that is age appropriate for infants and toddlers.



Sampling of Parent Reviews from Fingerprints' Facebook Page



Francois Rosa reviewed Fingerprints — 5★

June 7 · 🌐



I feel so lucky that we found Fingerprints just over 3 years ago. Our daughter has been there since the very beginning. And this is a premium daycare with innovative ideas to teach kids about nature and all kinds of interesting subjects In a fun environment where kids can evolve. Our daughter can't wait to go there every morning and she has learned so much in 3 years. I really feel that she is well prepared to go to kindergarten this fall. And I know it will be hard for us and my daughter to say goodbye at the end of the summer. Hi highly recommend it💎

Thank you Fingerprints, you've been awesome.



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Giselle Valaire reviewed Fingerprints — 5★

July 4 at 8:02 AM · 🌐



Sonya and her team are amazing! We were so lucky to find Fingerprints for our little. She loves going to "school", the ladies are patient and clearly enjoy working with all the children. The field trips and activities at the centre are great and our little talks about them for days after. Sonya is great at getting back to you quickly and addressing any concerns, questions n etc I have. Can't say enough great things about Fingerprints. Highly recommend them to anyone looking for a daycare!!!



Nicky Lewis reviewed Fingerprints — 5★

July 3 at 11:29 PM · 🌐



Fabulous daycare with amazing staff! My daughter has been there for almost 2 years and I'm so blessed to have found such a fabulous place for my daughter to go while I'm at work. She never wants to leave when I go to pick her up, a real indication that it's an amazing place! I highly recommend.



Gen Trussler reviewed Fingerprints — 5★

May 24 · 🌐



My son loves Fingerprints! He is excited to go to daycare everyday. Him and his brother were two of the original kids. It has been a pleasure to watch the group grow both in size and depth. The team is always teaching the kids something about life while letting them be preschoolers. I highly recommend the professional, fun loving team at Fingerprints.



Alana Oikonen reviewed Fingerprints — 5★

May 24 · 🌐



My daughter loves Fingerprints! She has learned so much since she started last November. I really appreciate how much outdoor time the kids get at Fingerprints and how they talk to the kids about feelings and respecting others. Aggie often talks to us at home about her "bucket" when she gets frustrated or sad.



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